Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/44 South Crescent, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $370,000 & $400,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13/305 Heidelberg Rd NORTHCOTE 3070	$390,000	15/02/2025
2	10/5 Emmaline St NORTHCOTE 3070	$372,500	14/02/2025
3	3/239 St Georges Rd NORTHCOTE 3070	$372,000	13/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/03/2025 16:45

3/44 South Crescent, Northcote Vic 3070

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1 1 1

Property Type: Flat
Land Size: 42m2 sqm approx

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
December quarter 2024: $630,000

Agent Comments

Older style 1 bedroom apartment in the heart of Northcote, freshly painted and brand new carpet

Comparable Properties



13/305 Heidelberg Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment

Agent Comments



10/5 Emmaline St NORTHCOTE 3070 (REI)

1 1 1

Price: $372,500
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Apartment

Agent Comments



3/239 St Georges Rd NORTHCOTE 3070 (REI)

1 1 -

Price: $372,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments

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